



Image not found or type unknown

**Address:** [13148 WILLOW RANCH WAY](#)  
**City:** FORT WORTH  
**Georeference:** 47157B-2-1  
**Subdivision:** WILLOW SPRINGS RANCH  
**Neighborhood Code:** 2Z300C

**Latitude:** 32.9684515177  
**Longitude:** -97.3959628499  
**TAD Map:** 2030-472  
**MAPSCO:** TAR-005T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WILLOW SPRINGS RANCH  
Block 2 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40264521

**Site Name:** WILLOW SPRINGS RANCH-2-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,419

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,352

**Land Acres<sup>\*</sup>:** 1.1100

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

WILKINS CHAUNCEY LAMARR

WILKINS KIMYETTA D

**Primary Owner Address:**

13148 WILLOW RANCH WAY

HASLET, TX 76052

**Deed Date:** 10/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217255642](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| DR MOSS QUALITY CUSTOM HMS LLC | 8/27/2004 | <a href="#">D204275141</a> | 0000000     | 0000000   |
| WILLOW SPRINGS INVEST GROUP LP | 1/1/2003  | 0000000000000000           | 0000000     | 0000000   |



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$597,122          | \$84,400    | \$681,522    | \$681,522                    |
| 2024 | \$597,122          | \$84,400    | \$681,522    | \$681,522                    |
| 2023 | \$658,176          | \$54,400    | \$712,576    | \$652,984                    |
| 2022 | \$626,669          | \$44,400    | \$671,069    | \$593,622                    |
| 2021 | \$501,900          | \$44,400    | \$546,300    | \$539,656                    |
| 2020 | \$351,862          | \$44,400    | \$396,262    | \$396,262                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.